

Officer Report

Planning Ref: 25/00814/HOU

Applicant: Megan Coventry

Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 5 Bowling Green Road Hinckley Leicestershire

Proposal: Erection of a two story rear extension

Case Officer: Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. The applicant seeks a full planning permission for the erection of a two story rear extension at 5 Bowling Green Road.
- 2.2. The rear extension would involve demolishing the original single-storey extension and constructing a new two-storey rear extension with a dual-pitched roof, along with a single-storey element projecting further to the rear, creating a stepped form to the extension.
- 2.3. The two-storey extension would protrude 2.14 metres from the original dwelling and the single storey extension would protrude 2.16 metres from the proposed two-storey extension and would create a total depth of 4.30 metres. It would also have a width of 6 metres.
- 2.4. The two-storey extension would feature a dual pitched roof with an eaves height of 5.20 metres and a ridge height of 7.4 metres.
- 2.5. The single-storey projection would also feature a mono-pitched roof with an eaves height of 2.47 metres and a ridge height of 3.17 metres.
- 2.6. The proposed material would be similar to the existing dwelling.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Hinckley. The street scene is a mix of semi-detached properties of different size, design and finishes. A number of the properties within the street have had extensions. The application property is a two-storey detached property.

- 3.2. 5 Bowling Green is finished with a combination of brickwork and white render on the front and full white rendered to the rear elevation.
- 3.3. An attached garage and a storage room has been placed in the rear garden as existing.
- 3.4. The application is a detached dwelling which has previously been extended to the rear to enlarged kitchen beyond.

4. Relevant Planning History
74/01186/4M

- ERECTION OF GARAGE AND EXTENSION TO KITCHEN
- PER
- 23.12.1974

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents.
- 5.2 No responses have been received.

6. Consultation

- 6.1 None Relevant

7. Policy

- 7.1 Core Strategy (2009):

- Policy 4: Development in Hinckley

- 7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM17: Highways and transportation
- Policy DM18: Vehicle Parking Standards

- 7.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

- 7.4 Other Relevant Guidance:

- Good Design Guide (2020)
- National Design Guide (2024)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. Extensions to existing domestic properties are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2 Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve.

8.3 Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features.

8.4 The proposed development comprises a stepped rear extension with an overall depth of 4.3 metres and a width of 6 metres and would have a ground floor footprint of 24.3 sqm. The extension will be set down 0.4 metres from the existing roofline and will replicate the existing gabled roof form, with a ridge height of 7.4 metres and an eaves height of 5 metres. The rear extension has been designed to remain subordinate to the host dwelling, with its form, scale, and roof shape considered to have a visual consistency. Given its modest size, balanced design, and use of materials that reflect the existing dwelling and the nature of being a rear extension, the proposal is not considered to result in any adverse impact on the character or appearance of the streetscene. Furthermore, the extension is in keeping with the surrounding area and neighbouring properties.

8.5 The proposed development incorporates a stepped extension design, with an additional projection extending from the two-storey extension that will appear as a single-storey extension. It will feature a mono-pitched roof, with an eaves height of 2.44 metres and a ridge height of 3.1 metres. The extension duplicates the rear elevation of the existing dwelling and is considered to complement and enhance the overall design of the property. As such, the proposed projection is not expected to have any adverse impact on the design of the main dwelling or the character of the surrounding area.

8.6 Matching materials and fenestration are proposed which also ensures a cohesive appearance to the existing dwelling and surrounding streetscene.

- 8.7 Therefore, the form and design of the development is considered modest, and the scale of the extension would have a minimal impact upon the character of the area. It is considered that the development is in accordance with Policy DM10 of the SADMP.

Impact upon Residential Amenity

- 8.8 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.9 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.10 The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. Furthermore, proposals should comply with the 45° guidance. Given the plans provided, the proposed rear extension would not breach the 45° and it will also retain the existing separation distances to the boundaries. And therefore, the proposed rear extension is not considered to have any overdominance or loss of light impacts on the neighbouring amenities.
- 8.11 A new side-facing window with obscure glazing is proposed on the elevation facing No. 3 Bowling Green Road. As there are no existing windows on the corresponding side elevation of this neighbouring property, and given the use of obscure glazing, the window is not considered to result in any loss of privacy for No.3. This proposal results in a poor outlook for any future occupier of the new bedroom created, however, it is a small box room and not a main bedroom at the dwelling. On balance this is judged acceptable. Additionally, another side-facing window is proposed on the opposite side elevation, which is also not expected to cause any overlooking or privacy concerns for the neighbouring property as it is also obscured glazed. Therefore, the proposed development is not considered to have any adverse impact on neighbouring properties or residential amenity.
- 8.12 All other proposed door and window openings are located on the rear elevation. As they do not face any neighbouring properties directly, they are not considered to result in any adverse impact on residential amenity.
- 8.13 By virtue of these factors, the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.14 Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.
- 8.15 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.16 According to the Leicestershire Highways Design Guide (2024), a dwelling with up to three bedrooms is required to provide a minimum of two parking spaces. The existing driveway at the front of the dwelling can accommodate one vehicle, and an additional on-street parking space is available, meeting the required provision. As such, the proposal complies with the standards set out in the LHDG as well as Policies DM17 and DM18. It is therefore not considered to have any adverse impact on parking provision, pedestrian safety, or highway safety.

9. Equality Implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Ground Floor Plan Drg No. 3248-2 Rev C
- Proposed First Floor Plan Drg No. 3248-4 Rev C
- Proposed Roof Plan Drg No. 3248-6 Rev C
- Proposed Elevations Drg No. 3248-8 Rev C
- Proposed Section A Drg No. 3248-9 Rev C
- Site Location Plan and Block Plan Drg No's. 3248-1-10 Rev C.

Along with application form received by the local planning authority on 28 August 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the extension shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to Applicant:

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.